

ORIGINAL

2189C
06/17/92

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4376

AN ORDINANCE reclassifying property located at 103 and 109 118th Avenue S.E. in the Wilburton/N.E. 8th Street Subarea on application of Christopher Weymouth.

WHEREAS, Christopher Weymouth applied to the City to rezone a 0.6 acre parcel of property located at 103 and 109 118th Avenue S.E. from R-1 to Office (O); and

WHEREAS, on April 30, 1992 a public hearing was held on the rezone application before the Hearing Examiner Pro Tempore for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on May 13, 1992 the Hearing Examiner Pro Tempore recommended approval, with condition, of the rezone application and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner Pro Tempore and has determined that the public use and interest will be served by approving the reclassification of said property from R-1 to Office (O); and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner Pro Tempore in support of his recommendation to the City Council approving the reclassification request with regard to the hereinafter described property located at 103 and 109 118th Avenue S.E. as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of the Application of Christopher Weymouth for a Reclassification, File No. REZ 91-6032."

Section 2. The following described property located at 103 and 109 118th Avenue S.E. is hereby reclassified from R-1 to Office (O) subject to the conditions that follow:

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That portion of the Southwest quarter of Section 33, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the North line of said subdivision with the center line of 118th Avenue S.E.; thence South along said center line to the intersection of the Easterly extension of the South line of the North half of the North half of Tract 4, Strawberry Lawn, as recorded in Volume 4 of Plats, Page 30 1/2, in King County, Washington; thence Westerly along said extension and South line to the center line of S.E. 1st Street; thence Northly along said center line to the North line of said subdivision; thence East along said North line to the Point of Beginning.

This reclassification is subject to the following conditions:

Any development proposal for either or both these properties (103 and 109 118th Avenue S.E.) shall be subject to Design Review (Section 20.30F). The approval of proposals shall ensure that structures are residential in design, height, and bulk and utilize pitched roofs as a part of overall design. Adverse impacts to steep slopes and traffic impacts shall be mitigated.

This reclassification is further conditioned on full compliance by the owner of said property and his heirs, assigns, grantees or successors in interest, with the terms and conditions of that certain Concomitant Agreement executed by Christopher Weymouth, owner of said property, which has been given Clerk's Receiving No. 17935, and which has been adopted by reference into this ordinance as if it were fully set forth herein.


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Section 3. This Ordinance shall take effect and be in force five days after its passage and legal publication.

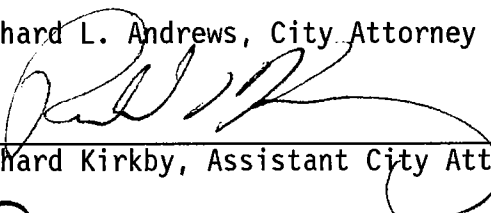
PASSED by the City Council this 22nd day of June, 1992, and signed in authentication of its passage this 22nd day of June, 1992.

(SEAL)

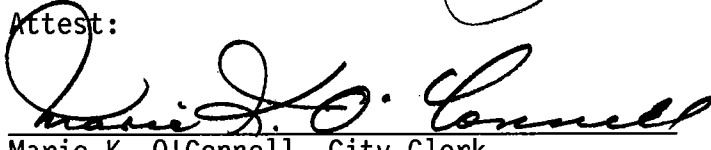

Cary Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published June 25, 1992